

# HAMMETTS HOTEL



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## FEATURES

- 84 guest rooms
- Partner Restaurant
- Gathering Spaces and active exterior deck
- Fitness Center
- Lobby lounge

## SQUARE FEET

+/-45,000

## PROJECT VALUE

\$30 Million

## PROJECT TEAM

Architect: Union Studios  
Interior Design: DiLeonardo International  
Construction Manager: Behan Brothers  
Operator: Main Street Hospitality

## PRESS

*"The 84-room hotel was nearly sold out in its first week."*

- *The Boston Globe*

*"The Best Hotels in Newport, RI"*

Forbes, Business Insider

*"The Best New Hotels to Book Around the World in 2020"*

*Travel+Leisure*

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Main Street Hospitality was engaged in November 2017 as the operating partner for the Hammetts Hotel, which opened in downtown Newport in late June. For two and a half years we worked in partnership with the larger project team to program the hotel spaces effectively, advise on interiors, art and FFE, develop preopening and operational budgets, hotel branding and PR, and robust community outreach well in advance of groundbreaking and opening. The hotel's mission was to become a dynamic heartbeat for downtown Newport, and present a fresh and accessible hospitality experience in a legendary coastal destination.

## PRE-OPENING AND OPENING ACTIVITIES

- Attended all early phase planning meetings with development/design/architecture
- Reviewed and vetted schematics, room layouts, public spaces, back of house, security systems, functionality and guest experience through entire process
- Senior team (CEO, VP of OPS, VP of Performance, Project management) were in attendance at every meeting with few exceptions
- Rigorous internal critical path meetings weekly
- Developed pre-opening budgets, reported monthly with detailed reconciliations
- Delivered on time and under budget

## BUILT TRUST

- Early cultivation of community constituents
- Chamber of Commerce and destination marketing groups/legislators
- Personal outreach to important local institutions: Hospitals, Museums
- Leveraged personal networks to better understand the culture and fabric of Newport
- Regular and high-quality communication with College partner

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## ART GALLERY PROGRAM

- Main Street spearheaded the creation of a dedicated art gallery in the heart of the hotel
- Developed a curation committee of Newport/NYC art gallerists/collectors and dealers
- Launched opening exhibit with Boys and Girls Club of Newport. Pieces by young artists commissioned by Hammetts to express the spirit of Newport
- Quarterly exhibits and receptions draw community into the hotel consistently and build connections to creative community of Newport

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## MSH'S GRACE AND FORTITUDE IN THE FACE OF CONSTANTLY SHIFTING HEADWINDS WAS REMARKABLE.

Hammetts Wharf is especially thankful to be working with Main Street Hospitality as our Hotel Management partners. Their input during the planning and construction period was invaluable, and the MSH team worked seamlessly with our project management, engineering, design and contractors to create a special place. The opening of the hotel in early Summer 2020 in the midst of the pandemic made an already challenging process even harder—they had to plan a dual track to “mothball” the hotel for the year while at the same time ramping up for what proved to be a far busier Newport season than expected. MSH’s grace and fortitude in the face of constantly shifting headwinds was remarkable. Equally important, and completely unsolicited, the MSH team, led by principal Sarah Eustis, reached out to all facets of the Newport community—artists, not-for-profits, vendors, public and private educators, political leaders, etc. to establish the hotel as a community asset. Her personality, which is shared by her on-the-ground team, reflects our own objectives for the property as well as our enterprise ethos, and will undoubtedly leave an everlasting impression on Hammetts Wharf and City of Newport.

- COLIN KANE  
Principal, Peregrine Group